

WETHERSFIELD ZONING BOARD OF APPEALS
PUBLIC HEARING

March 22, 2010

The Wethersfield Zoning Board of Appeals held a public hearing on March 22, 2010 at 7:00 PM in the Town Hall Council Chambers, 505 Silas Deane Highway, Wethersfield, Connecticut.

PRESENT: Thomas J. Vaughan, Jr., Vice Chairman
Bruce T. Bockstael
Daniel M. Logan, Alternate
Frank Dellaripa, Alternate
Sheila Hennessey, Alternate

ABSENT: Morris R. Borea, Chairman
George McKee
Matthias DeAngelo

Also Present: Brian O'Connor, Chief Building and Zoning Officer

Vice Chairman Vaughan, Jr. opened the meeting at 7:00PM. There was no one from the audience who wished to speak.

APPLICATION NO. 6031-10 Mukhtar, Ahmed seeking a variance to construct an attached garage not having the required side yard setback at 632 Russell Road, east side. RC Zone. (§5.4.A).

Ahmed Mukhtar appeared before the Board seeking a variance to construct an attached garage not having the required side yard setback. Mr. Mukhtar stated that there is no other place to put the garage; adding that there is a big drop off in the rear yard. He stated that he likes his home and the Town and does not want to move; however, they really need the garage space.

Vice Chairman Vaughan, Jr. questioned how much of a variance is needed. Mr. O'Connor explained that this area was an A Residential Zone at one time; and when it was it would have needed a 5' variance. However, because this is now considered a Regional Commercial Zone anything that he does would require a variance. Therefore, he now needs a 25' variance. Mr. O'Connor also confirmed that the elevation in the back of the home really drops off.

Commissioner Bockstael questioned if he has spoken to his neighbors. Mr. Mukhtar stated that he tried speaking to his one neighbor; however when he went to the property the woman said that the property was sold about 2 years ago. He could not find the new owner; so therefore he was unable to speak with them.

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Commissioner Dellaripa questioned if all the abutting property owner's were notified of this application. Mr. O'Connor stated that anyone within 300' received the letters; even vacant property. He stated that there is vacant property within 300' that Newington owns; so the Newington Town Clerk's Department received that letter.

Commissioner Logan confirmed that there would be no widening of the existing driveway. Mr. Mukhtar stated that this was correct; the garage will just be going straight back.

There were no further questions or comments from the Board.

There was no one in the audience who wished to speak in favor of or in opposition to this application.

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Vice Chairman Thomas Vaughan, Jr.

Commissioner Bockstael, Clerk

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DECISIONS FROM PUBLIC HEARING

APPLICATION NO. 6031-10 Mukhtar, Ahmed seeking a variance to construct an attached garage not having the required side yard setback at 632 Russell Road, east side. RC Zone. (§5.4.A).

Upon motion made by Commissioner Dellaripa seconded by Commissioner Bockstael and a poll of the Board it was unanimously voted that this application **BE APPROVED**.

APPROVAL OF MINUTES

The approval of the minutes for December 28, 2009 was **TABLED**.

Upon motion made by Commissioner Dellaripa; seconded by Commissioner Bockstael and a poll of the Board it was unanimously voted that the minutes of February 22, 2010 **BE APPROVED**.

ADJOURNMENT

The meeting was adjourned at 7:22PM.

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VICE CHAIRMAN VAUGHAN, JR.

Commissioner Bockstael, Clerk

I hereby certify that the above is a true copy of the minutes of the Zoning Board of Appeals on

Commissioner Bockstael, Clerk